MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-100010.0000 RES
Q03 2026

sale

2023 PATRICK THOMAS & MARY	2001-02-22	
2024 PATRICK THOMAS & MARY	2001-02-22	
2025 PATRICK THOMAS & MARY	2001-02-22	
2026 PATRICK THOMAS & MARY	2001-02-22	PT W2 NE4 NE4 S10 19.857A
3852 CR 80	1WD	
	$48,000	
ALGER OH 45812		

2027 CAREY STEVE & BECKY	2025-09-12	
3852 CR 80	1SD	
ALGER OH 45812		

Eff Rate: 38.85 — 37.53 — 37.48 — 37.48 — a/r

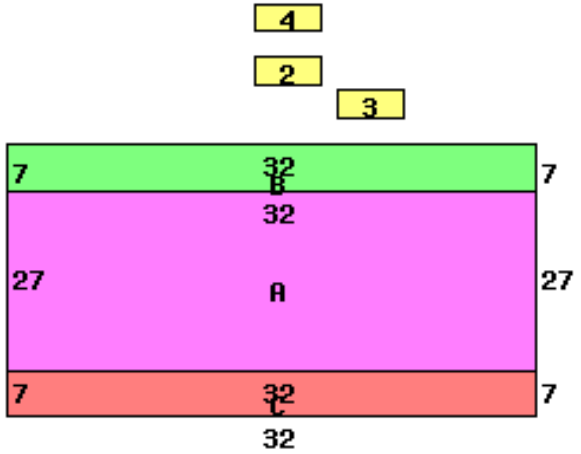
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	512	512	512	512	0	512	512	512
Acres	19.8570	19.8570	19.8570	19.8570	19.8570			
Land100%	54710	54710	54710	54710		54710	57400	57410
Bldg100%	52910	52910	52910	52910		52910	72770	72770
Totl100%	107630t	107630t	107630t	107630t		107630t	130170t	130180t
Cauv100%								
Tax Value:								
Land 35%	19150	19150	19150	19150		19150	20090	20090
Bldg 35%	18520	18520	18520	18520		18520	25470	25470
Totl 35%	37670t	37670t	37670t	37670t		37670t	45560t	45560t
Hmstd35%	22980	22980	22980	22980		22980	30890	
Owner Oc	18.98	17.98	17.98	17.98	17.98	hmstd 6300 l	16680 b	
Hmstd RB	318.38	329.46	340.70	340.70	340.70			
Net Tax	1001.68	948.34	935.18	935.18	935.18			
Sp-Asmnt	24.00	21.00	114.57	114.57				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		864		a	*MAIN
	OFP	P		224	6720	b	PORCH
1	F/C	A		224		c	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
412	1	2025-09-12	CAREY STEVE & BECKY	1SD *	0	54710	52910
94	1	2001-02-22	PATRICK THOMAS & MARY	1WD	48000	31170	38970
20	1	1990-01-09		1UN *	0	0	43310

Year	Land	Bldg	Total	Net Tax
2022	12120	13150	25270	633.88
2021	12120	13150	25270	671.28

project			ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR.	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
121	TIGHE - HOG CREEK	XA/2025			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			
350	LONAS-HOG CREEK	XA/2025			



3852 CR 80 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1088	104670
	Subtotal			104670
Shingle	Roof	GABLE		

B 1 2 U A

Panelled Wall	X	Fireplaces	2000
Floor/Carpet	X	Air Conditioning	2010
Number of Rooms	5	Extra Features	6720
Bedrooms	1	Total Value	115400
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		Topo: ROLLING	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	2800
		Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1 F/C		1088		D+	OLD/AV	98090	.55	.10	67530	
2	Shed		28X50	1400		C	1940FR	16800	.70		5040	
3	Shed	*PP 0	10X12	120			OLD/AV	0			0	
4	Pole Build	*SV	18X36	648			OLD/PR	200			200	1 SIDE OPN

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	18.3570				5000	2000	36710	36710
road	.5000							

Call Back: Sign: PSN Date: 2015-07-06 Lister: